



Commercial Yard and Buildings

Lightmoor Road, Lightmoor, Telford, TF4 3QN

- Secure, self-contained commercial site extending to approximately 1.8 acres
- Providing extensive yard space and on site car parking
- Two detached industrial units of 19,701 sq ft (1,830.2 sq m) in total
- Suitable for haulage/distribution/storage uses or similar subject to planning

Yard and Buildings

Lightmoor Road, Telford

LOCATION

The site is situated in a semi rural location off Lightmoor Road on the outskirts of Dawley in Telford. It lies just off the A442 dual carriageway, which provides excellent access to Telford Town Centre and Junction 4 of the M54 motorway approximately four miles distant.

For identification purposes, the postcode TF4 3QN forms part of the Horsehay and Lightmoor ward within Telford & Wrekin Local Authority district.

DESCRIPTION

The property comprises a secure, self-contained commercial site of approximately 1.8 acres incorporating a large central yard and two detached steel portal frame industrial units.

The principal building has been extended to provide substantial warehouse accommodation including a storage area, internal single storey offices and WC facilities. The warehouse area also incorporates two vehicle inspection pits with access via three roller shutter doors. The unit has a maximum eaves height of 20ft and benefits from concrete floors and sodium lighting throughout.

The secondary building, which is smaller, provides additional basic warehouse space with mezzanine storage. Again, vehicular access is via three roller shutter doors and the unit has an eaves height of approximately 12ft 10ins.

Externally, the site is surfaced with a mixture of concrete and tarmac and is secured by steel palisade fencing with a gated access point to the front. Ample car parking is available generally within the yard area.

ACCOMMODATION

Main warehouse	14,915 sq ft	1,385.6 sq m
Secondary warehouse	4,786 sq ft	444.6 sq m
Total Gross Internal Area	19,701 sq ft	1,830.2 sq m

SERVICES

We understand that mains water and electricity are available and/or connected to the site. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries in this regard.



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**It should be noted that the former office building shown shaded green on the OS plan above has been demolished.*

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The site is available to let in its entirety based on a new full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £51,000.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

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Email: alex@andrew-dixon.co.uk

Ref: AGS/2490



Printcode: 2018912

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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